

Property Record Card

Washington County Utah

WAGNER WADE & REBECCA

Account: 0357650

Parcel: 7136-A-5-NW

6141 RISING CIR
NORTH LAS VEGAS, NV 89031-1802

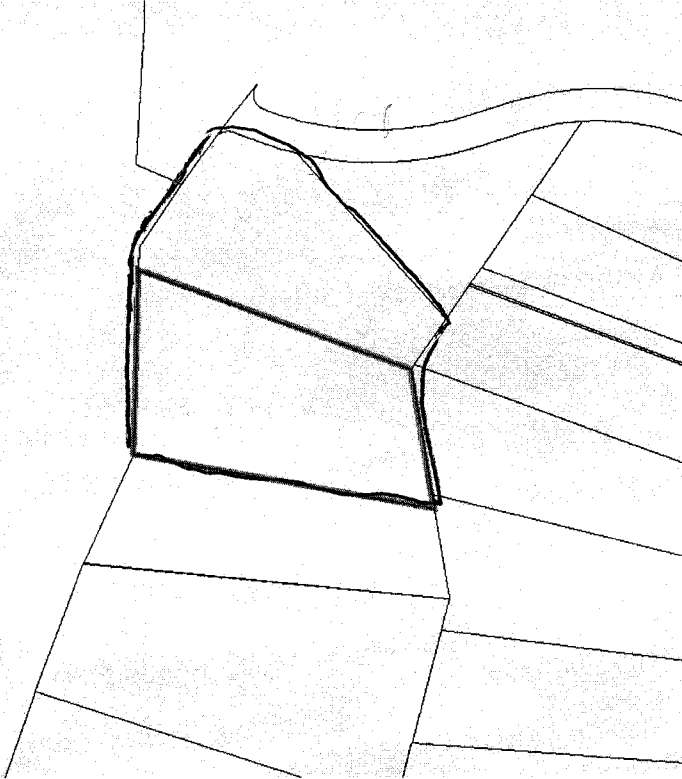
Tax Area: 35 - Northwestern Special
Service

Acres: 2.200

Situs Address:
51 S HWY 18
BROOKSIDE, 847820000

Legal Description

S: 29 T: 39S R: 16W BEG SW COR LOT 19 PINE VALLEY MOUNTAIN FARMS SUB SEC 29 T39S R16W TH S71*06'30"E 445.49 FT; TH S10*44'E 218.25 FT; TH N74*30'W 481.51 FT TO W LN SE1/4 NE 1/4 SEC29; TH N0*27'50"E ALG W LN 230 FT TO POB



Transfer History

Entry Number	Date Recorded	Deed Type
00892869	Jul 30, 2004	Warranty Deed
00675399	Feb 4, 2000	Quit Claim Deed
00634930	Feb 4, 1999	Quit Claim Deed
00290006	Mar 5, 1986	Warranty Deed

Abstract Summary

Code	Classification	Market Value	Taxable Value
12A	RESIDENTIAL - NON-PRIMARY	\$185,547	\$185,545
02B	RES REAL ESTATE-UNIMP NON-PRIM	\$24,000	\$24,000
02A	RES REAL ESTATE-IMP NON-PRIM	\$75,000	\$75,000
Total		\$284,547	\$284,545

AMERICA
ADMINISTERED

HIGHWAY U-18

7134-NP-NW
BINGHAM TR
B-752
P-496

PINE VALLEY
MOUNTAIN
FARMS
AMENDED
& EXTENDED
#2

N 0° 36' E 39.36
SEE SEC 28

0° 20' E 30.48

7136-A-5-NW
WADE E.
REBECCA
WAGNER 892869
7136-A-6-NW
RONALD J. & GAIL
B. VELEY 908502

7136-A-4-NW
ROBERT HOLT FARM
PROFIT SHARING
687131

7136-A-8-NW
DANNY L. & LORI A.
B921 GOLDEN

7136-A-7-NW
DANNY L. & LORI A. GOLDEN
B.10-00-00 555.54

7136-A-3-NW
JUSTIN D. & KRISTINA M.
DUTTON 200700 18.111

7136-A-9-NW
DAVID B. & C. NW
NYLEEN B.
DEUEL B. 760
P. 505

7136-A-2-NW
JOHN
R. HAWLEY 92177
7136-A-1-A-2-NW
CURTIS & PATRICIA
ETTER 897585

7136-C-1
A-1-NP-NW
RANDY S. & ANNA
ZIMMERMAN
200700 5090
7136-C-1
A-1-NP-NW
CHARLES H. &
CHRISTINE
SCHRADER
720.91 # 774060

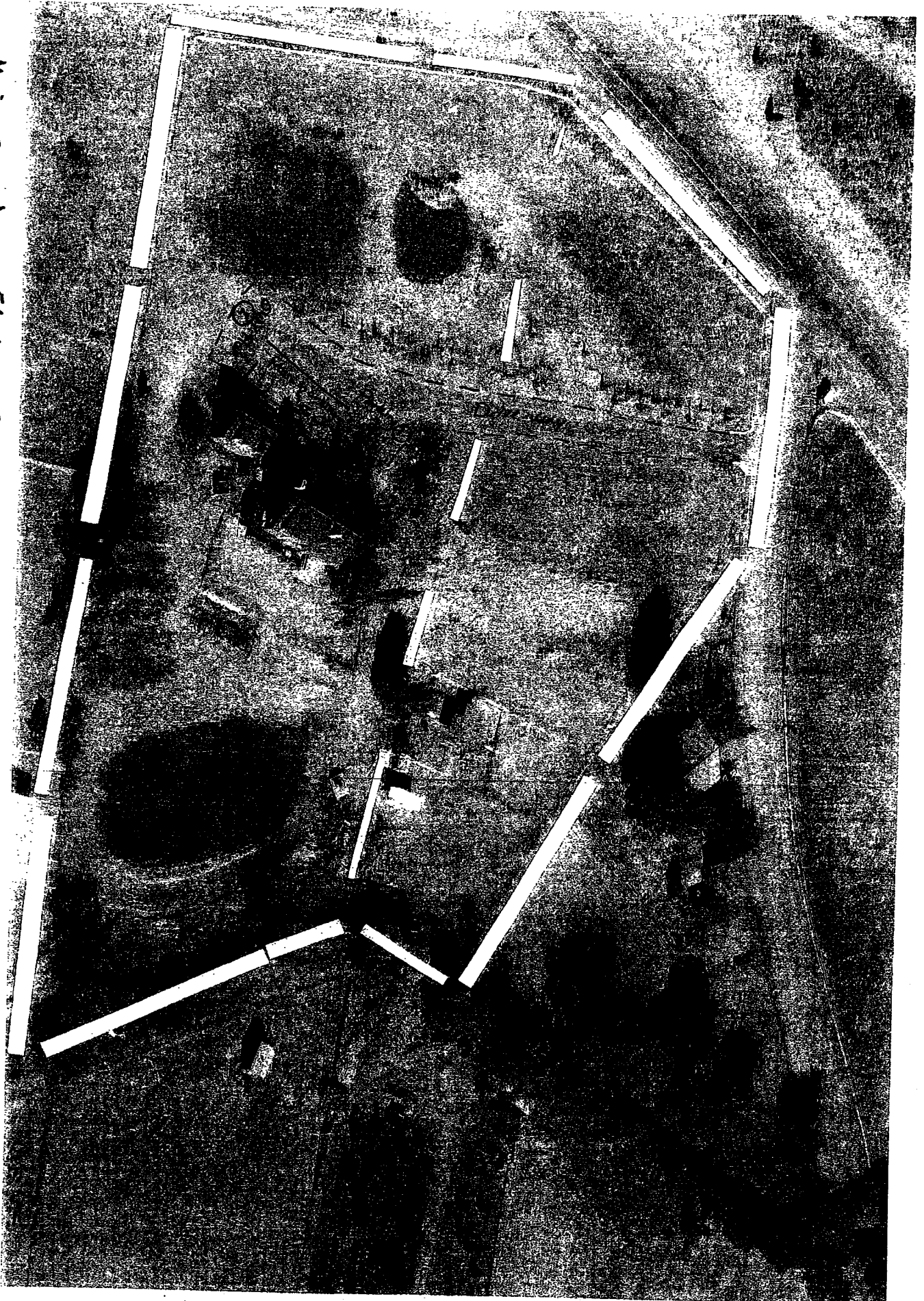
7130-A-2-B-NW
GERRY D. SR + DEANNA M. CAUSEY
20080006434

7130-A-3-NW
JAMES + CARMEN WILSON
TRUSTEES
B. 758 P. 374

7130-C-NW
JAMES + CARMEN WILSON

Main Parking
over Flow ①
over Flow ②

56 by 40 + 6 cars
40 by 40 5 cars
56 by 40 6 cars



Southwestern Utah District Health Department SEPTIC SYSTEM PERMIT

This is NOT a building permit. Building permit must be obtained from the appropriate local authority prior to starting construction.

NAME HOLT, DANNY

ADDRESS Pine Valley Mountain Farms

Lot 18

FEES PAID: \$ 50.00 Received by AEC

Plans Approved: Date: 3/21/86 By AEC

Permit expires 1 year from issue date.

No. 002923

Number of Bedrooms 4

Basement Yes

Percolation Rate 9 Min/in.

Tank Size 1250 Gal.

Absorption Area 960 Sq. Ft.

Water Supply Pine Valley Mountain Farms

PERMIT MUST BE POSTED ON FRONT OF STRUCTURE

System must be installed as per approved plans or final approval may be withheld. After construction and installation of the system, but prior to covering or putting in use, it will be necessary for us to conduct an on-site field inspection in order to grant final approval. Inspection arrangements may be facilitated by letting us know in advance when the system will be ready for inspection.

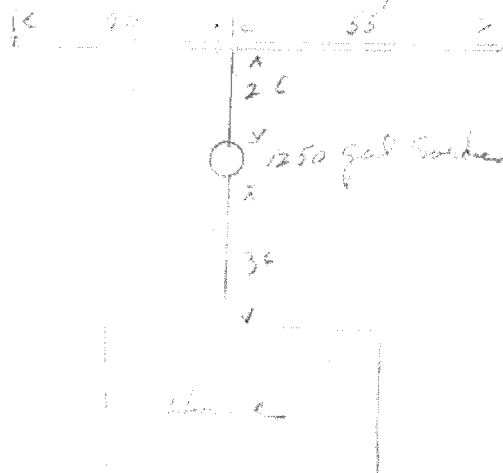
Southwestern Utah District Health Department SEPTIC SYSTEM INSPECTION REPORT

NAME HOLT, DANNY ADDRESS Pine Valley Mountain Farms PERMIT No. 002923

Lot 18

Sketch of System As Installed:

Lot #18 only.



7' x 10'	2'
7' x 10'	4'
7' x 10'	6'

Inspection: Date: April 11, 1986 Approved ☒ Rejected ☐

Comments: _____

Office
City or County
Funding Agency

Christine E. Long
Environmental Health Specialist

Dr. W. W. Wagner
4618 Meadows Lane
Las Vegas, NV 89107
(702) 877-2222

February 17, 2010

Washington County Planning

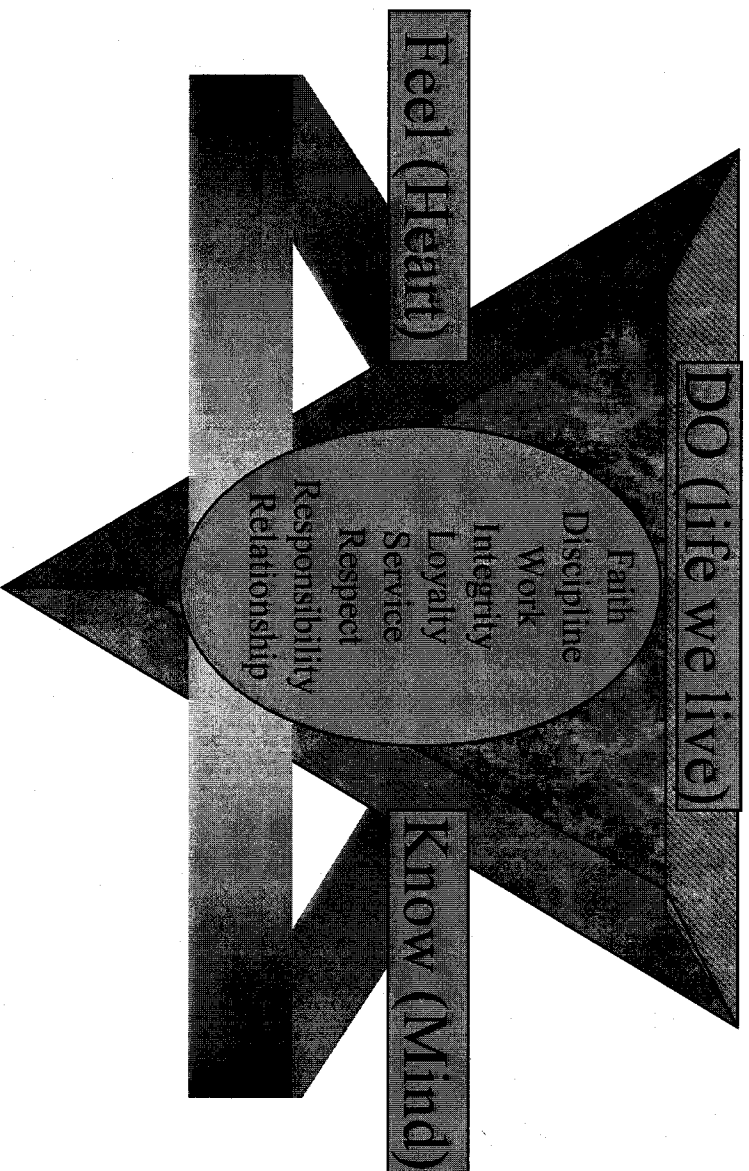
Dear Sir or Madam:

I have currently entered into negotiations to sell the property 51 S Highway 18 Brookside, UT 84782 and the adjoining two acres known as PVF-19-NW to Mike Armstrong for the purpose of a therapeutic boarding house.

Sincerely,

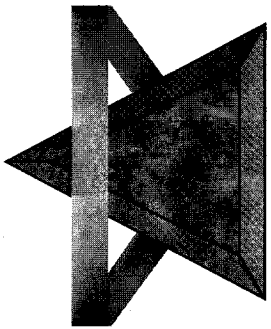


Wade Wagner
4618 Meadows Ln
Las Vegas, NV 89107



Brookhaven

(Country Living)



Mission Statement

Brookhaven was established to share what was once taught on Grandpa's farm:

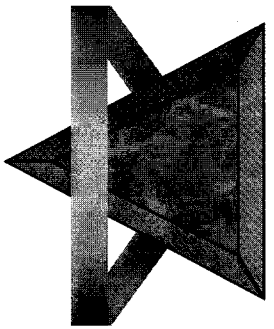
The satisfaction of a job well done;

The drive to never give up;

The loyalties that welded families together;

The joy in simple things that brought peace, contentment, and a bit of heaven that remained forever.

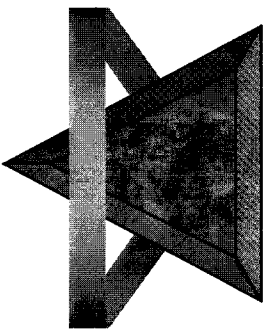
Simply put, "you can take the boy off the farm but you can never take the farm out of the boy."



The Team

Michael Armstrong Executive Director

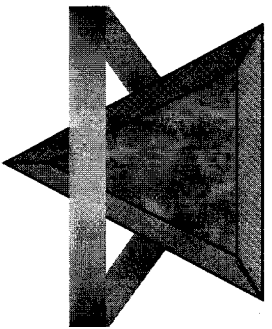
- ▼ 20 years of working with youth as a teacher, motivational speaker, (Especially For Youth) advisor, coach, RTC program director, and residential director.
- ▼ With a masters degree in Administration Mike has become expert in organizing and structuring activities geared toward happy and successful teens. He has spent many nights on campouts as a leader with the Boy Scouts of America, and has built lots of pine wood derby cars.
- ▼ As a College Wrestling champion, and Marathon runner Mike has learned the value of exercise and learning to never give up.
- ▼ Mr. Armstrong and his wife Abby have combined families and are currently raising a family of 10 children. Like most families today, they have experienced many tragedies that would try and destroy other modern families, but these challenges have added to Mike's desire to help others in their times of crisis. They reside in Hurricane Utah.



The team continues

David M. Macbeth, M.S.W., Ph. D. Clinical Director

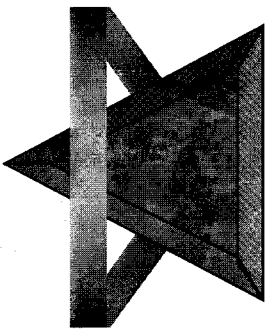
- ▼ Dr. Macbeth has over 30 years experience as a professional mental health counselor. Over the years he has served as Executive Director, Clinical Director and Therapist in various youth treatment facilities. With a Ph.D. in Family and Human Development, he is an expert in the developmental process of helping young people discover their potential and true identity, and to rebuild damaged relationships with families and appropriate peers. He loves spending time with young people and has been involved with the Boy Scouts of America for many years.
- ▼ Dr. Macbeth specializes in Cognitive Behavioral Therapy and Reality Therapy and has used modalities and others with great success in helping people change. He is currently licensed to practice counseling in the State of Utah.
- ▼ Dr. Macbeth and his wife Brenda have raised a family of seven children and reside in Hurricane Utah.



The team continues

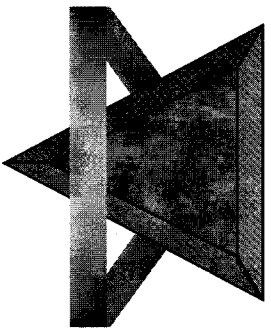
Abby Bergquist Armstrong, Business Manager

- ▼ Having experienced the loss of her first husband and having to manage the financial challenges of serious medical bills and a large family she has become expert in ordering the small and the large details of managing a busy house hold.
- ▼ Her roll as a Mother is second to none, she is a pure link to the feelings of young people and to Heaven itself.



The Board Directors for Brookhaven

- ▼ Michael Armstrong Executive Director
- ▼ Dr. Macbeth Clinical Director
- ▼ Dr. James Morgan Psychiatrist
- ▼ Andrew Dixon Legal Counsel
- ▼ Frank Dixon Educational Advisor
- ▼ Dr. Philip Armstrong Educational Advisor
- ▼ Tommy Duff Business and Financial Advisor
- ▼ Abby Bergquist Armstrong Business Advisor
- ▼ Financial planning David Dixon
- ▼ Howard Armstrong Land and Farming Advisor



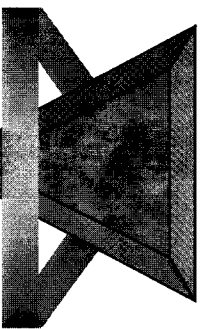
Run Watch Policy

Run Watch Policy

- ✓ Student shall be put on and taken off of Run Watch only by Residential Director and Therapist.
- ✓ They will be in the front of the line structure for peer support and checks.
- ✓ Student must be at arms length of staff at all times.
- ✓ Staff must have full sight of Student at all times.
- ✓ Student may not leave campus with the group unless other wise instructed by Residential Director and/or Therapist.
- ✓ Student may not have shoes during the duration of Run Risk.
- ✓ When a student walks off and/or leaves the sight of staff, this student must be told that they will be considered a run risk. If they continue with this behavior they will be put on run risk.
- ✓ For a Student to get off of Run Watch they must obtain the consent of their Therapist, as well as write and sign a behavioral contract that is then signed by their Therapist and the Residential Director.
- ✓ Students will not be allowed to go to the equine area; clearance for equine privilege will come after the person is off Run Watch.

Run Procedure

- ✓ If a Student cannot be found on Brookhaven property, all available Staff needs to search for the Student, while a designated Contact Staff is notifying the Executive Director, Residential Director, Therapist and (if directed) the Local Authorities. This Staff will pass on all instructions from the Executive Director to coordinate the effort.
- ✓ The Therapist and/or Residential Director will be responsible to contact the parents.
- ✓ Designated Staff, must stay with the remaining Students for support and containment.
- ✓ The Contact Staff must stay by the phone to give updates and maintain communication with all parties and answer the phone for any information regarding Student.
- ✓ When Student is found, all appropriate people must be called. A thorough search of Student's body and property must take place prior to his being allowed contact with other students. A drug test may be necessary depending on length of time that the student was missing.



Program Goals and Recognitions

Personal Development and Goals

- ✓ Write in personal Journals regularly for 2 months.
- ✓ Commit to and write out a personal fitness plan.
- ✓ Outline a plan for Higher spiritual development and follow through with that plan for 1 month. (This could include meditation, prayer, church, reading some religious discipline book, and so forth.)

____ Staff initials ____ Student initials
____ Staff initials ____ Student initials

Group Activities

- ✓ Plan a group activity, including budget and purposes that hope to be accomplished.
- ✓ Plan and get the whole group involved in team building activity.
- ✓ Read the program books and take the tests.
- ✓ Write a 2 page essay describing your efforts to help your group practice PPC better. Share with your group.

____ Staff initials ____ Student initials

Educational Development

- ✓ Read 3 of the 7 additional books recommends to you, and teaches a lesson from each of these books to your group.
(The books are; "*As a Man Thinketh*" "*Leadership and Self-Deception*" "*Anatomy of Peace*" "*The 6 most important decisions you'll ever make*" "*7 Habits of Highly effective teens*" "*Teens can make it happen*" "*Life strategies for teens.*")

____ Staff initials ____ Student initials

Citizenship and Social Development

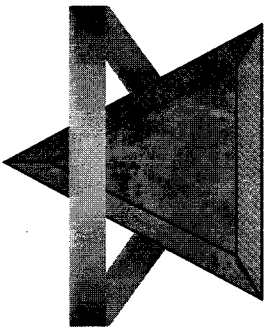
- ✓ Plan a service project and help to make it happen.
- ✓ From some community project write a 1 page report describing the value of the project.
- ✓ Outline a plan for how you can help improve your home town.
- ✓ Write a list of the skills necessary in social development.

____ Staff initials ____ Student initials
____ Staff initials ____ Student initials
____ Staff initials ____ Student initials
____ Staff initials ____ Student initials

Participation in Staff Lessons

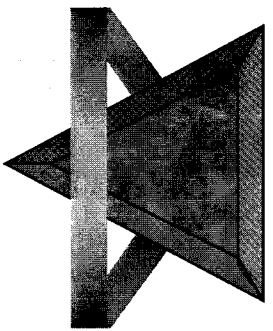
- ✓ Finish all lessons from the leadership class.
- ✓ Finish all lessons from the Life Skills class.
- ✓ Write a summary and describe how these classes have helped you.

____ Staff initials ____ Student initials
____ Staff initials ____ Student initials
____ Staff initials ____ Student initials



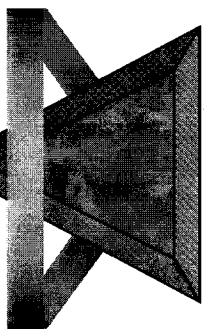
Market Summary

- ✓ Young men between the ages of 13 and 17 will be admitted to the program
- ✓ The expected duration of the program will be 10 months, but is dependent upon the individual student's progress.
- ✓ Parent visits may be scheduled after the first 3 months in the program and can occur every 90 days thereafter, depending on the student's progress
- ✓ All phone calls will be therapeutic in nature and will be scheduled by the student's therapist
- ✓ Cost of participation will be \$5,000 a month



Shared Values

- ✓ Gaining Knowledge through study & work
 - ✓ Living the values taught, through hard work, experience, and exercise.
 - ✓ Teaching lessons learned and lived to other students.
 - ✓ Becoming a servant leader (mentor) to others and showing others how to change.
- “Walk the walk and teach the walk.”



Self Assessment

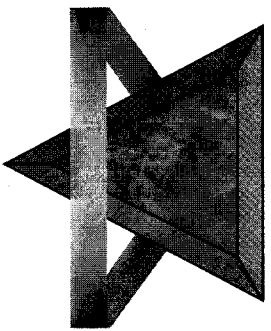
Increasing Belief in Myself

SCORE YOURSELF ON EACH ITEM: 5-very strong; 4-strong; 3-average; 2-weak; 1-very weak

- ✓ ☐ 1. Am I satisfied with myself and have a strong personal power and my family relationship reflects this?
- ✓ ☐ 2. Others are seeing the strong person I believe I am becoming?
- ✓ ☐ 3. Do I spend time sincerely and regularly seeking out my Higher Power?
- ✓ ☐ 4. Am I trying to give service and help others and build them?
- ✓ ☐ 5. Am I trying to change those behaviors that have brought heartache and sorrow?
- ✓ ☐ 6. Am I seeking the help from those who have an elevated view of challenges and life's road blocks?
- ✓ ☐ 7. I am trying to learn and follow the counsel of therapist and other leaders?
- ✓ ☐ 8. Am I dedicated to living by higher standards, standards I believe my best self would live by?
- ✓ ☐ 9. Do I feel I am a special person with a special mission in life?
- ✓ ☐ 10. Do I generally think good thoughts?
- ✓ ☐ 11. Am I looking forward to preparing for life goals, college-service-jobs-family?
- ✓ ☐ 12. Do I think of the bigger picture of life and my role in it?
- ✓ ☐ 13. Do I read good books and enlightening ideas?
- ✓ ☐ 14. Do I seek out and spend time with others that help bring out my best self and the person I believe I am becoming?
- ✓ ☐ 15. Am I living a healthy life style, good food, drink and regular exercise, things which help my physical body?
- ✓ ☐ 16. Am I planning and preparing myself for healthy relationships?
- ✓ ☐ 17. I am trying to see, hear and feel my better self each and everyday?
- ✓ ☐ 18. I treat other people the way I would like to be treated?

Score:

0 10 20 30 40 50 60 70 80 90

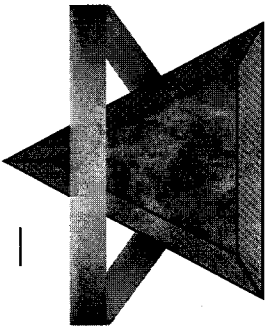


Facilities Goals & Objectives

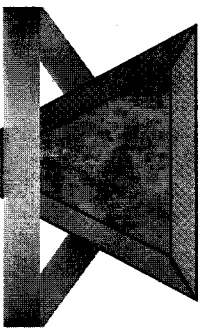
Phase I

Brookhaven is a 24 hour supervised boarding school, with professional staff. Located on 4 acres of ranch land just a short distance from St. George UT.

- ✓ During the first year changes to Brookhaven's facilities would only be to enhance what already exists, while maintaining a census of 15 young men:
 - Re-staining the cabin, deck and garage
 - Weeding, clearing rocks and planting grass for pastures and beautification
 - Landscaping enhancements around the house
 - Fixing and building proper fences

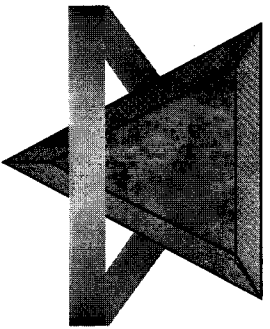


- Restructure the barn and corals to hold and manage a small number of live stock
- Managing a small ranch, *according to the zoning of the area*
- Cows, horses, chickens, dog, cat, ducks
- Planting and maintaining a garden and orchard



Program Goals & Objectives

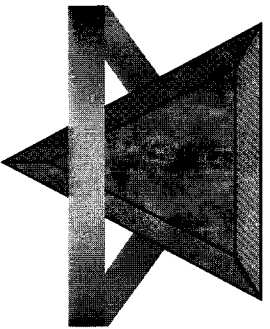
1. Hiking and exploring the snow canyon and pine valley area
2. Exercise daily
3. School year round with the goal to become accredited with the Northwest Association of Accredited Schools within the first 3 years
4. Become a member of NATSAP within the first year
5. Milieu therapy, Group therapy, CBT, & DBT.



Facilities Goals and Objectives

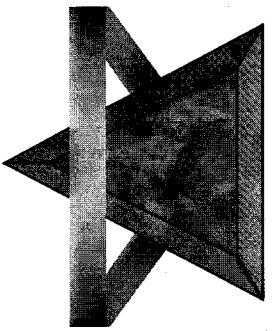
Phase II

✓ To build a Rambler ranch cabin within the first 3 years which will be used for offices, classes, kitchen, and general living area, which will increase enrollment by 15 students. All other structures to remain in place and used as needed by the owners of Brookhaven



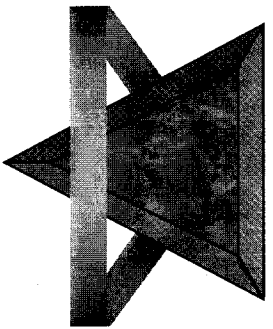
A day in the life of a student at Brookhaven

6:00am-	Wake up and do morning exercises
7:00am-	Do morning chores and feeding animals
7:30am-	Breakfast
8:00am-	School for half the students; work projects for the other half
10:00am-	break and morning snack
10:30am-	Rotate the groups; one in school, the other on work projects
12:30pm-	Lunch
1:00pm-	Groups, Team work activities, continue school
2:00pm-	Afternoon break and snack
2:30pm-	Continue with school and study time for program development
3:30pm-	Afternoon work outs
5:30pm-	Nightly chores
6:30pm-	Dinner
7:00pm-	Clean up and personal time
8:00pm-	Program review and planning time
8:30pm-	Journals and reflections
9:00pm-	quiet time
9:30pm-	Lights out



Daily living

- ✓ During the week students will be pulled from the regular schedule for therapy, interview with school advisors and program directors.
- ✓ There will also be different service projects and off campus activities.



Community Impact

- ✓ Brookhaven will provide jobs to the local communities and enhance the community through the beautification of our Ranch and service to the local area.
- ✓ Brookhaven graduates will become good citizens and contributing members of their home communities.